

NEW YORK, SUNDAY, JULY 7, 1918.—Copyright, 1918, by the Sun Printing and Publishing Association.

PLENTY OF ROOM FOR NEW YORKERS TO LIVE IN IF THEY ARE NOT PARTICULAR WHERE THEY LIVE

Economies Forced by War and Drain
on Population Are Helping to Off-
set Space Demands in Ex-
cess of Construction

The hue and cry which has resounded through the city because of fear that there are not enough roofs to protect all from wind and weather when the winter comes has fallen on the unmythical ears of Frank Mann, Commissioner of the Tenement House Department and a number of real estate men, whose support would have given credence to the claim that New York was a packed city. They say that there is no serious shortage of accommodations here despite the fact that for several years, and particularly this year, construction of apartment buildings has been far behind the records of pre-war years. Fears of dwellers here who have found newcomers are willing to outbid them for living space are warranted on the face of new construction, which it must be admitted is far behind this year. There was a time, and not many years ago, when 50,000 new apartments would be put on the market in the course of a year. An output of 60,000 apartments was considered an ordinary year.

In the light of this construction of new apartments since January 1, 1917, to June 1 this year must be regarded as extremely poor, since little more than 8,000 were completed during that period, a stretch of a year and five months. Although one is tempted to judge conditions by statistics, in this case construction figures must be balanced with other statistics which have an important bearing on the housing problem and the result will be a situation not so alarming as we have been led to believe by the great decrease in building operations.

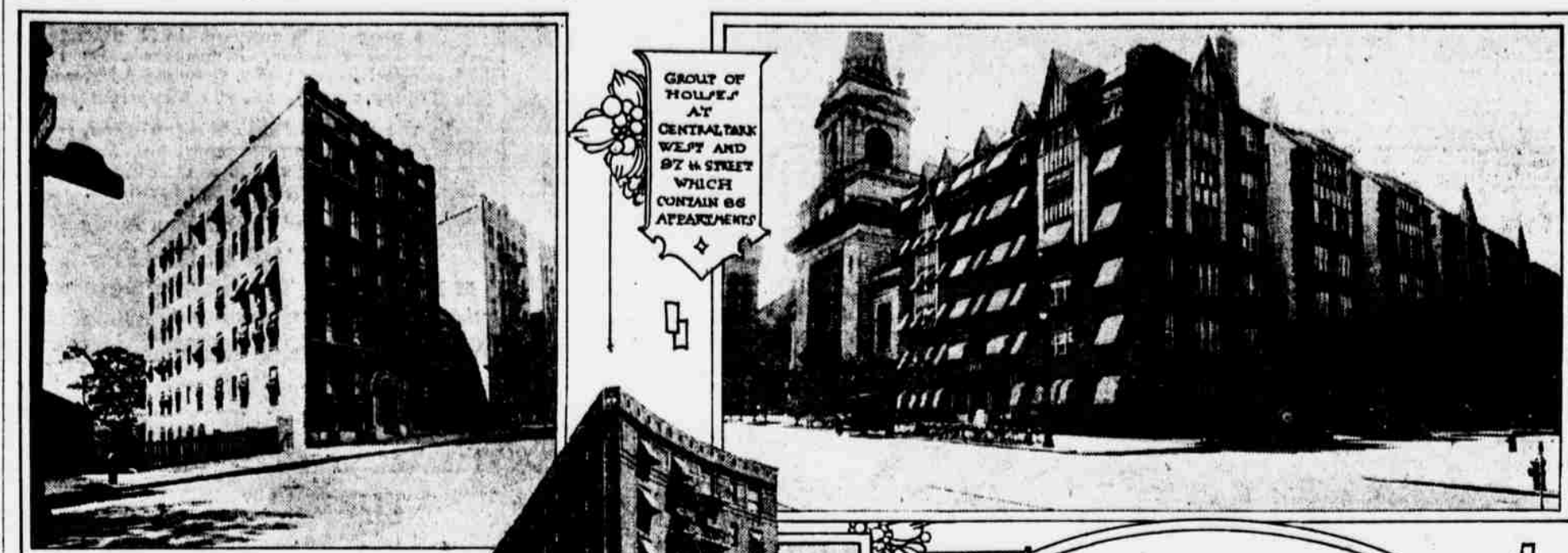
The situation by no means is as rosy as real estate men would want it to be, but they maintain that there is no reason at this moment for considering the outlook as serious as a great many people suppose it to be.

There is plenty of room in New York for all who want to come whether it be for a day, a week, a month, or a year. The advantage is with those who come for a long stay rather than for a short stay, just as it is easier to secure a large apartment, a suite of eight, ten or twelve rooms than a home of three, four or five

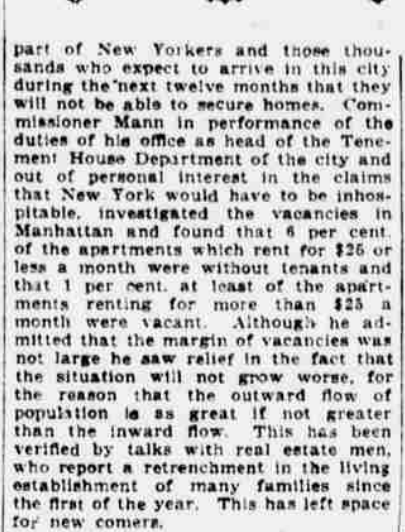
rooms. The entire situation has been befogged by the fact that choice of selection has disappeared because of the reduced production of apartments during the last few years, and particularly the last twelve months, the result of labor and material costs, and the binding restrictions which the government has placed on all construction in the guise of conserving industry and the material wealth of the country. Having in mind the days when it was possible to go to the nearest agent and have the selection of a wide range of apartments, renters have concluded that since one, two, three, yes, a dozen agents, cannot accommodate their desire the housing facilities of New York must be greatly taxed and that there is room for no more population. Although it is not the case and he has the support of students of the development of the city when he says that there can be accommodated a good deal more population, although it may not be able to secure just the kind of home they would want. He pointed to the hundreds of dwellings which could be used in an emergency.

Small apartments is the cry from one end of the city to the other. The upsurge which the war has brought in families and in income has forced economy in all directions. Calls of the Army and Navy for men and the manner in which young women have found places in the nation's service have so reduced the size and earning capacity of families that large apartments and dwellings have had to be given up and smaller ones taken instead in order to better meet the space requirements and the finances of the family.

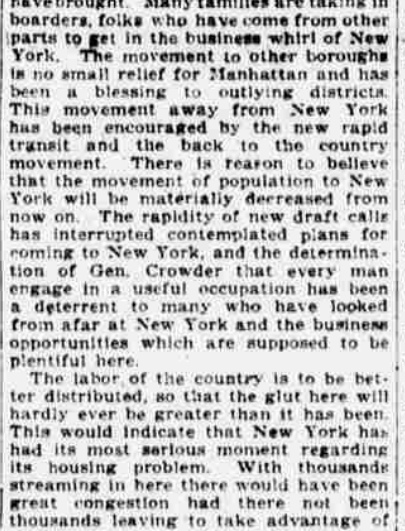
Principal New Apartments Are in Uptown Section



NEW HOMES ON HAVEN AVENUE
NEAR 170th STREET



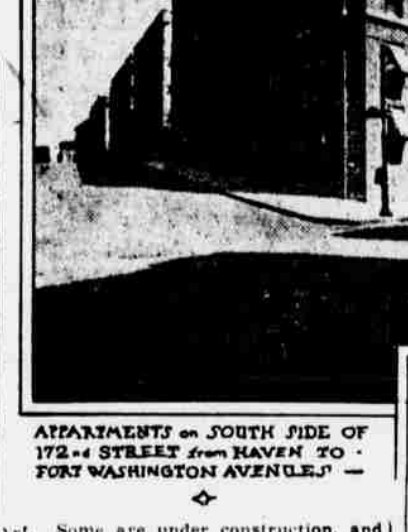
APARTMENTS ON SOUTH SIDE OF
172nd STREET FROM HAVEN TO
FORT WASHINGTON AVENUE



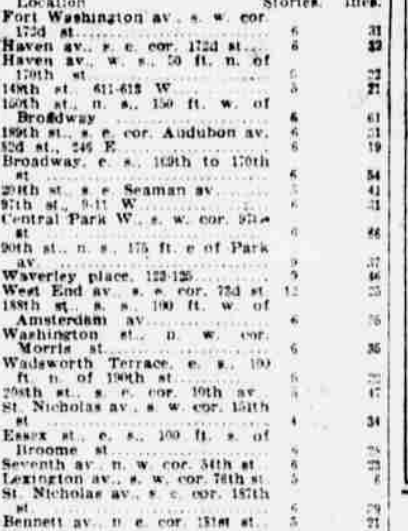
HOUSE ON WEST END AVENUE
AND 73rd STREET, TALLEST OF
RECENT CONSTRUCTION



NEW HOMES ON HAVEN AVENUE
NEAR 170th STREET



APARTMENTS ON SOUTH SIDE OF
172nd STREET FROM HAVEN TO
FORT WASHINGTON AVENUE



HOUSE ON WEST END AVENUE
AND 73rd STREET, TALLEST OF
RECENT CONSTRUCTION



NEW HOMES ON HAVEN AVENUE
NEAR 170th STREET



APARTMENTS ON SOUTH SIDE OF
172nd STREET FROM HAVEN TO
FORT WASHINGTON AVENUE



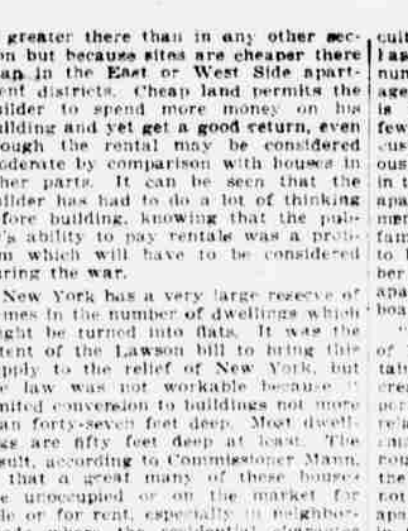
HOUSE ON WEST END AVENUE
AND 73rd STREET, TALLEST OF
RECENT CONSTRUCTION



NEW HOMES ON HAVEN AVENUE
NEAR 170th STREET



APARTMENTS ON SOUTH SIDE OF
172nd STREET FROM HAVEN TO
FORT WASHINGTON AVENUE



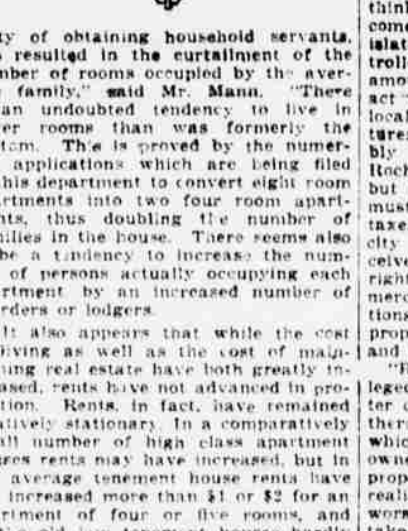
HOUSE ON WEST END AVENUE
AND 73rd STREET, TALLEST OF
RECENT CONSTRUCTION



NEW HOMES ON HAVEN AVENUE
NEAR 170th STREET



APARTMENTS ON SOUTH SIDE OF
172nd STREET FROM HAVEN TO
FORT WASHINGTON AVENUE



HOUSE ON WEST END AVENUE
AND 73rd STREET, TALLEST OF
RECENT CONSTRUCTION

Shortage in Apart-
ments of 4, 5 and
6 Rooms Limits
Selection—Larger
Suites in Fairly
Good Supply—
Private Houses
Still Awaiting 60,-
000 Tenants

might be made available for tenement house purposes. It would add approximately 60,000 apartments and at the same time bring the city increased revenue in taxes. It would also increase the values and make marketable such property.

CORPORATE TAX IS NO HELP.

City Budgets Gain Nothing—
Changes Are Proposed.

The first step toward an income tax in New York was marked by the 1916 tax of 3 per cent. on the net incomes of manufacturing and mercantile corporations following the report of the joint legislative committee on taxation.

Some of these assumptions are true to any substantial extent, according to L. D. Woodworth, secretary of the Advisory Council of Real Estate Interests in New York City.

"As to being a new source of revenue," says Mr. Woodworth, "the act merely changes the form of the old franchise tax on manufacturing corporations, and we feel ourselves if we think that the cities have a larger income by reason of this law. At the legislative session of 1916, when the act was passed, the city of New York had a deficit of \$1,250,000, but he does not mean that again, that must be met as an apparent loss in local taxes of \$1,250,000, the net benefit of the city being about \$45,000, which it receives in consideration of giving up the right to tax the personal property of mercantile and manufacturing corporations the same as it may tax the same property when owned by individuals and partnerships."

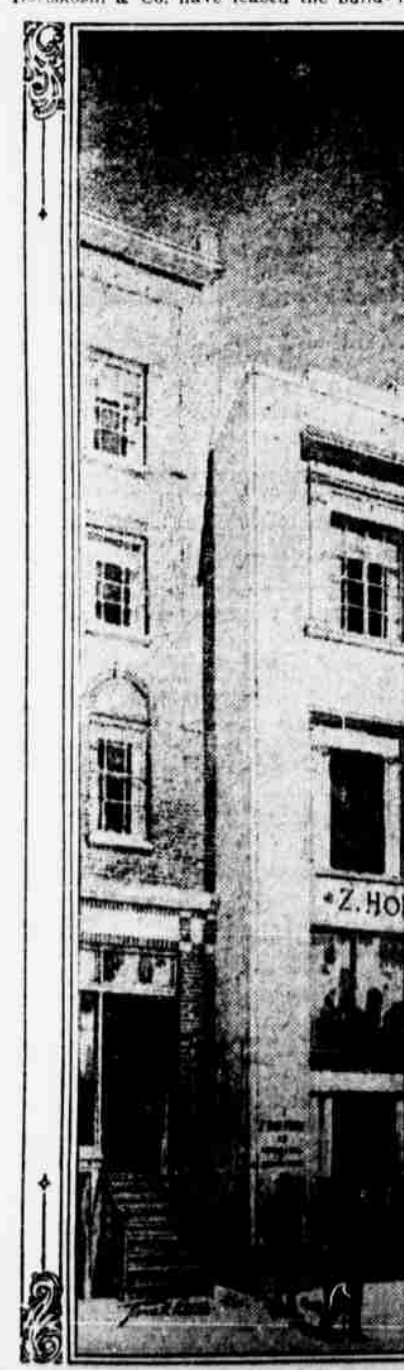
"Relief for real estate has been alleged to be provided by this law, but after considering the above it is seen that there are very few crumbs left with which to comfort the real property owner. As a matter of fact the real property interests must now be made to realize that their position will be much worse because of this law unless they take as effective steps to protect their property as have corporations. A programme of tax reform is already in view which will be reasonable, adequate and just for all commercial and industrial interests as well as for real estate owners."

BUYS JAMAICA HOUSE.
Sim & Greig have sold to F. C. Rohrer the dwelling on the southwest corner of Kingston road, 15 feet north-west of Henley road, Jamaica.

FLUSHING HOMESTEAD SOLD.
Frederick Emerson Wright has bought from Robert E. Hendrickson the Peck homestead on plot 137A16, at Parsons and Mitchell avenues, Flushing.

More Silk for Lower Madison Avenue Section

An important step in the movement, which is fast transforming the section of Madison avenue south to Thirty-fourth street into a centre of the silk trade of the city, has been brought to light by the announcement by William A. White & Sons that the property at 71 Madison avenue is to be improved with a three-story building which will be occupied by Horikoshi & Co., dealers in Japanese silks.



The building, which is to take the place of an old four-story dwelling, will be from plans of Starrett & Van Vleet. Horikoshi & Co. have leased the building through the White firm for a long term, and will occupy the entire premises upon completion next October. The property has been owned for a generation by the Hapton family.

Among the firms in the silk trade and kindred lines of business now located in this neighborhood are the Siquehann Silk Mills at Thirty-second street, the Champlain Silk Mills at 25 Madison avenue, the Henry Doherty Silk Company at Madison avenue and Twenty-fifth street, the Iroquois Silk Mills at 102 Madison avenue and the New Silk Company at 19 Madison avenue.

ing through the White firm for a long term, and will occupy the entire premises upon completion next October. The property has been owned for a generation by the Hapton family.

The labor of the country is to be better distributed, so that the glut here will hardly ever be greater than it has been. This would indicate that New York has had its most serious moment regarding its housing problem. With thousands streaming in here there would have been great congestion had there not been thousands leaving to take advantage of the opportunities which other sections offer or to join the colors.

Increased rents have dislodged more than a small number. They moved away from Manhattan, leaving some more room for the arriving thousands. This move away from Manhattan has equalized the situation.

If we accept signs as criterions of future happenings then there is likely to be a number of apartments for rent in the West Side section of the city. One house notable for its size and appointments will need a number of tenants after October 1 before it will be filled. There are other houses on the west side of the city of which the same can be said. Real estate agents are preparing extensive advertising campaigns for tenants for apartments in this section.

Statistics of the Tenement House Department show that in the seventeen months from January 1, 1917, to June 1, this year, apartments for 1,232 families were approved or started in Manhattan. In all boroughs during the same period, the projected buildings would have given accommodations to only 8,000 families. This is more than 50 per cent. below the production of 1916, 66 per cent. below 1915's apartment output, and nearly a tenth of the apartments placed on the market back in 1905 when 78,661 suites were completed in the five boroughs.

Of the thirty-three apartments approved by the Tenement House Department since January 1, 1917, thirteen are noted on the department's books as being completed. The big apartment house which Dr. Paterno has erected on the block between Park and Madison avenues, Forty-seventh and Forty-eighth streets, has not been given a certificate of completion, although tenants have been moving into the house as rapidly as apartments are finished. It is possible that when this house, which was planned in 1916, is completed there will be no apartments there to rent, since the house is now about 70 per cent. filled.

The likelihood is, since the houses now in course of erection or just completed afford an opportunity for choice that they have been rented long before completion.

The following list taken from records of the Tenement House Department shows the locations of apartments planned since January 1, 1917. Some of the projects, though planned more than a year ago, have not been started.

Location	Stories	Fam. ables.
Fort Washington av. s. w. cor. 172d st.	6	31
172d st. s. w. cor. 173d st.	6	31
Haven av. w. s. cor. 172d st.	6	31
172d st. s. w. cor. 173d st.	6	31
173d st. s. w. cor. 174th st.	6	31
174th st. s. w. cor. 175th st.	6	31
175th st. s. w. cor. 176th st.	6	31
176th st. s. w. cor. 177th st.	6	31
177th st. s. w. cor. 178th st.	6	31
178th st. s. w. cor. 179th st.	6	31
179th st. s. w. cor. 180th st.	6	31
180th st. s. w. cor. 181st st.	6	31
181st st. s. w. cor. 182nd st.	6	31
182nd st. s. w. cor. 183rd st.	6	31
183rd st. s. w. cor. 184th st.	6	31
184th st. s. w. cor. 185th st.	6	31
185th st. s. w. cor. 186th st.	6	31
186th st. s. w. cor. 187th st.	6	31
187th st. s. w. cor. 188th st.	6	31
188th st. s. w. cor. 189th st.	6	31
189th st. s. w. cor. 190th st.	6	31
190th st. s. w. cor. 191st st.	6	31
191st st. s. w. cor. 192nd st.	6	31
192nd st. s. w. cor. 193rd st.	6	31
193rd st. s. w. cor. 194th st.	6	31
194th st. s. w. cor. 195th st.	6	31
195th st. s. w. cor. 196th st.	6	31
196th st. s. w. cor. 197th st.	6	31
197th st. s. w. cor. 198th st.	6	31
198th st. s. w. cor. 199th st.	6	31
199th st. s. w. cor. 200th st.	6	31

The list shows that more than half of the houses are for Washington

CITY SHOULD AID THRIFT.

Suspension of Violations Would Mean Great Success.
That the city authorities of New York should not put property owners to expense for the removal of violations not affecting life or limb during the progress of the war is the belief of the Board of Directors of the Broadway Association, which has adopted resolutions covering the subject.

In making this announcement yesterday, E. W. Ester, executive secretary of the association, said: "Complaints are constantly being made to the officers of the Broadway Association of unusual and extraordinary violations which property owners are required to abate, involving large amounts of money and the use of materials needed for governmental purposes. Fire escape ordered erected on some years ago by the Fire Commissioner must now be torn down because some other department of the city government claims they project over the sidewalks. Vault walls must be reconstructed in many cases, the expense running into thousands of dollars. Nothing of this kind should be done in view of the request of President Wilson that we should exercise thrift."

Conservation of material and labor has been carried so far in England that the painting of the exterior of one's house is prohibited during the period of the war. A man failing to obey is liable to imprisonment.

NEW CONSTRUCTION HALVED.

Values of Five Months of This Year 45 Per Cent. Below 1917.
How greatly building has slumped is now being realized by persons interested. Organizations for the purpose of co-operation and preservation are forming over the country. In view of these facts, the report on building construction in *Bradstreet's Journal* is interesting. It shows that 143 cities reported less construction in May than in April, and that the value of May, 1918, \$45,843,724, is about one-third less than that of May, 1917, \$88,588,854, which month showed a falling off of slightly more than a third of the total for May, 1916, which was \$116,466,445. The values for the month of May back to 1907 do not go below \$34,000,000, which was the amount recorded in 1908, so that for the present year, the figures are the lowest for the last eleven years. In 1907 the total was \$66,621,000 for May, with only twenty-eight cities reporting.

The greatest decrease in values this year in May was in the New England States, where the decrease amounted to 57.4 per cent. The Southwest and Far West show gains over May a year ago, but the increases in values are trifling, indicating that the increase in permits was due largely to the erection of low expensive structures.

The total value of building for the five months period this year is only \$192,701,000, a decrease of 45 per cent. from 1917 and of 52 per cent. from 1916. A continuation of this tendency throughout the year would result in a total for the full calendar year considerably under \$500,000,000, which would mean the smallest value of building that there is any record of for anything like the present number of cities reported.

DEMAND FOR NEWARK HOUSES.

Louis Schlegel has sold the two one family houses at 114 and 116A Fourth avenue to Joshua D. Higbie and Sarah A. Higbie to Harold Gorringe, and has since resold them to Anna Belle Bray.

REAL ESTATE AT AUCTION.

Must Be Sold at ABSOLUTE AUCTION SALE
TO THE HIGHEST BIDDER, REGARDLESS OF PRICE.

62 Belle Harbor Lots

Between Atlantic Ocean and Jamaica Bay.

Located on Washington, Newport, Bayview and Montauk Aves. and Adjoining Streets, ON

SATURDAY, JULY 20TH, 1918,

at 2:30 P. M., on Premises, Rain or Shine, Under Large Tent.

50% May Remain at 5 1/2% for 1, 2 or 3 Years.

Send for Maps

21 Nassau St., N. Y. City.

JERE JOHNSON JR. CO.
Real Estate Auctioneers
192 Montauk St., Brooklyn. Tel. Main 1218.

THAT SUBURBAN HOME
will be doubly satisfactory as an investment if the title to the property is insured. We issue title insurance on Bergen and Rockland real estate. Send for booklet.

NORTH JERSEY TITLE INSURANCE CO.
HACKENSACK
Send 25c for Bergen County Map.

270 PARK AVE

Group of Housekeeping Apartments
With Ritz-Carlton Restaurant

14 to 17 ROOMS 5 to 6 BATHS
\$8,400 to \$14,000
Under the Management of

Douglas L. Elliman & Co.

Specialists in Residential Properties
414 MADISON AVE.
AT 4TH STREET MURRAY HILL 5600

CITY REAL ESTATE.

HESS Business Property

REAL ESTATE.
CHAS. F. NOYES CO.
Real Estate
82 William St. Tel. John 2008.

Specialists in 527 5 AV.
Nearby Connecticut Properties. Insurance.